

SUBSTITUTE TRUSTEE'S SALE OF VALUABLE FEE SIMPLE REAL ESTATE

By virtue of the power of sale contained in a Deed of Trust from Aloi Properties I, Inc., a body corporate of the State of Maryland, to Thomas C. Nikirk, Substitute Trustee, dated June 20, 1974, and recorded among the Land Records for Frederick County, Maryland, in Liber 241, at folio 711, said Deed of Trust being in default and the undersigned Substitute Trustee having been substituted for the purpose of foreclosure the Substitute Trustee will offer at the Frederick County Court House door, on

TUESDAY, FEBRUARY 23, 1982

11:00 A.M.

all the hereinafter described real estate, together with improvements thereon:

All that parcel of land situate, lying and being on the Northwestern side of Pinewood Drive, in Frederick City, Frederick County, Maryland, said parcel of land having a frontage on the Northwestern side of Pinewood Drive of 70.0' and a uniform depth of 125.0', being all of lot 13 and the Southwesterly 7.0' of Lot 14 in Block C, as shown and designated on Plat #2 of "Stewart Manor" dated November 24, 1954, as prepared by Frank W. Rothenhoefer, Registered Engineer & Surveyor, and recorded in Plat Book 3, folio 108, one of the Plat Records of Frederick County, Maryland.

Being all and the same real estate conveyed unto Aloi Properties I, Inc., a body corporate of the State of Maryland, by deed dated the 20th day of March, 1969, from Melvin H. Zimmerman and Guy E. Kelly and Pearl M. Kelly, his wife, and recorded among the Land Records of Frederick County, Maryland, in Liber 802, folio 267.

IMPROVEMENTS: The improvements to be sold consist of a one story, ranch style, brick and frame house in excellent condition, known as 1305 Pinewood Drive.

TERMS OF SALE: A deposit of ten percent (10%) of the purchase price in cash or certified check, payable to the Substitute Trustee, will be required of the purchaser or purchasers on the day of sale. The balance of said purchase price to be paid within ten (10) days of Final Ratification thereof by the Circuit Court for Frederick County, Maryland, and to bear interest from the date of sale at the rate of eight percent (8%) per annum. All costs and expenses of conveyancing, revenue stamps and transfer taxes are to be borne by the purchaser or purchasers. All State and County real estate taxes and other public charges will be adjusted to date of sale.

THOMAS C. NIKIRK

Substitute Trustee

110 North Court Street
Frederick, Maryland

EDWIN F. NIKIRK II

Attorney for Substitute Trustee

NIKIRK, NIKIRK AND NIKIRK

110 North Court Street

Frederick, Maryland

662-1781

JAMES G. TROUT, Auctioneer

15 North Court Street

Frederick, Maryland

663-1555

ACKNOWLEDGEMENT OF PURCHASE

I do(~~does~~) hereby acknowledge that I have (~~has~~) purchased the real estate described in the advertisement attached hereto at and for the sum of Fifty Seven Thousand Dollars (\$57,000.00), the sum of Five Thousand Seven Hundred Dollars (\$5700.00) having been paid this date and the balance of Fifty ONE Thousand-Three Hundred Dollars (\$51,300.00) being due and payable at the time of final settlement, and I do(~~does~~) further covenant and agree that I will comply with the terms of sale as expressed in the advertisement attached hereto.

WITNESS MY hand(s) and Seal(s) this 23rd day of Feb., 1982.

Thomas C. Nikirk (SEAL)

____ (SEAL)

Purchaser(s)

WITNESS:

Edwin F. Nikirk II

Buy and Sell in News-Post Want Ads

EXHIBIT "3"

Filed February 26, 1982